





<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L AGENDA </div> <div style="display: flex; justify-content: space-around;">     </div>				
Recommendation for Council Action				
Austin City Council	Item ID	71876	Agenda Number	
Meeting Date:	6/22/2017		Department:	Austin Energy
Subject				
<p>Approve issuance of a rebate to Lodge at Stone Oak Ranch, LLC, for performing energy efficiency improvements at the Lodge at Stone Oak Ranch Apartments located at 5400 West Parmer Lane, in an amount not to exceed \$228,317 (District 6).</p>				
Amount and Source of Funding				
<p>Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.</p>				
Fiscal Note				
<p>A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:	May 4, 2017 – Approved a rebate for the same property, however, it was not issued due to a request from the property owner to pursue additional energy efficient measures.			
For More Information:	Jeff Vice, Director, Local Government Issues (512) 322-6450; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.			
Council Committee, Boards and Commission Action:	To be reviewed by the Electric Utility Commission on June 19, 2017 and by the Resource Management Commission on June 20, 2017.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to issue a rebate to Lodge at Stone Oak Ranch, LLC, in an amount not to exceed \$228,317, for energy efficient measures at the Lodge at Stone Oak Apartments located at 5400 West Parmer Lane, in Council District 6.</p> <p>The property is comprised of 19 buildings and 434 apartment units, with a total of 406,274 square feet of conditioned space. The average rent for a one bedroom unit is \$943, a two bedroom unit is \$1,262, and a three bedroom unit is \$1,475. The energy efficiency and water saving measures proposed for this property include duct sealing, solar screens, low-flow shower heads and aerators on kitchen and bathroom faucets. On May 4, 2017, Council approved a rebate for duct sealing at this property, however, it was not issued because the property owner requested additional measures be completed at a higher bundled rebate amount. The new request includes the duct sealing measure for which the earlier rebate was requested. The estimated total cost of the project is \$285,397; the rebate will cover 80% of the total cost. These improvements will be made in accordance with Austin Energy's Multifamily Rebate guidelines and the Energy Conservation Audit and Disclosure (ECAD) Ordinance.</p>				

This program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 700 megawatts (MW) of energy efficiency and 200 MW of demand response by 2025. The original plan, approved by City Council in April 2010 and updated in December 2014, is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation, and assist customers in reducing electric consumption.

The avoided kilowatt-hours (kWh), estimated at 1,061,086 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following emissions annually: 567.9 metric tons of Carbon Dioxide, 0.252 metric tons of Nitrogen Oxides, and 0.637 metric tons of Sulfur Dioxide. The project savings is equivalent to an estimated 1,275,537 vehicle miles traveled, the removal of 109 cars from our roadways, or the planting of 14,595 trees or 730 acres of forest in Austin's parks.



FACT SHEET: ENERGY EFFICIENCY REBATE (MULTI-FAMILY)

Community Name		Lodge at Stone Oak Ranch			
Customer Name		Lodge at Stone Oak Ranch, LLC			
Property Address		5400 West Parmer Lane, 78727			
Year Built		2000			
Average Rent per Floor Plan		1 BR \$943, 2 BR \$1,262, 3 BR \$1,475 (Austin Investor Interests; 2017)			
Number of Rentable Units ¹		434			
Housing Type ²		Section 8			
Air Conditioner Tonnage		2.41 average tonnage			
Water Heater Type		Electric			
On Repeat Offender List?		No ³			
Electric Utilization Intensity for this property		10.63 kWh/sq ft			
Average Electric Utilization Intensity for cohort ⁴		11.26 kWh/sq ft for properties built between 1985 and 2001 with electric heat			
Energy Conservation Audit and Disclosure (ECAD) status ⁵		ECAD compliant; ECAD audit completed 06/08/2017			
Total Measure Costs		\$285,397			
Total Rebate – Not to Exceed		\$228,317			
% of Total Measure Costs		80%			
Rebate per Unit		\$526.08			
Scope of Work ⁶					
418 furr-down duct seal configurations					
24 up-flow duct seal configurations					
33,900 sq ft solar screens					
622 low-flow showerheads					
622 bathroom aerators					
434 kitchen aerators					
Estimated Project Annual Savings at 100% Occupancy					
Kilowatts (kW) Saved		456.63			
Dollars per kW		\$500			
Kilowatt-hours (kWh) Saved		1,061,086			
Monthly Savings Per Customer - Estimated ⁷					
Dollar savings		\$268.94			
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Duct Seal	\$160,550	321.1	736,203	\$500	\$186.60
Water Saving Devices	\$9,225	18.45	224,541	\$500	\$56.91
Solar Screens	\$58,540	117.08	100,342	\$500	\$25.43
Measures Performed - Last 10 Years at this property		Completion Date	Rebate Amount		
None					

¹ Energy Conservation Audit and Disclosure 2016 Energy Guide for Prospective residents lists the total number of units in the property; this may include units that are not rentable such as office spaces, model units, maintenance shops, etc.

² Per "Guide to Affordable Housing" published by The Austin Tenants' Council. Includes income requirements and restrictions.

³ <http://www.austintexas.gov/department/repeat-offender-program>

⁴ Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

⁵ Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION CODE prior to the issuance of the rebate check.

⁶ Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

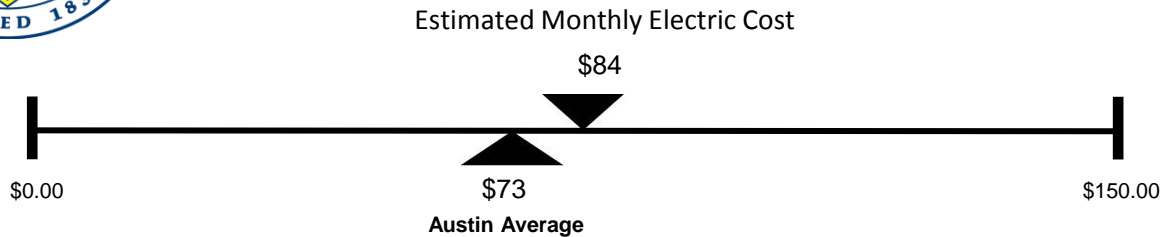
⁷ Calculation based on 11 cents per kWh.



Austin City Code Chapter 6-7, Energy Conservation

ENERGY GUIDE FOR PROSPECTIVE TENANTS

2017



THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** All Electric
- **Year Built:** After 1985
- **Average apt size (sqft):** 934

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

ESTIMATED MONTHLY ELECTRIC USE 841 kWh

For details, visit the web site
Austinenenergy.com/go/ECAD,
Call 482-5278 or see QR Code:



YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

ENERGY AUDIT RESULTS FOR THIS PROPERTY:

5400 W Parmer Ln Austin, TX 78727

STREET ADDRESS

ENERGY EFFICIENCY MEASURES EVALUATED

AUSTIN ENERGY RECOMMENDS (AVERAGED)

AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than 15%	51.5 %
Attic or Roof	Between R22 - R30	R - 30
Solar Screens or Window Film	On all East, South, and West Windows	Needed

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 2000 ENERGY UTILITIES: Electric ENERGY AUDIT CONDUCTED BY: Leelynn Energy Solutions
NUMBER OF UNITS: 435 DATE OF ENERGY AUDIT: 06/08/17 DATE OF DISCLOSURE NOTICE: 6/8/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

Signature/Date

Owner's Representative

Signature/Date

505896